

**The Cambridge Medical Group, Middlesbrough and the
Woodlands and Acklam Road Surgeries, Middlesbrough
Overview and Scrutiny (OSC) Briefing**

July 2010

Introduction

The Cambridge Medical Group and the Woodlands and Acklam Road Surgeries, Middlesbrough have approached NHS Middlesbrough with a proposal to relocate to new premises, located on the site of Acklam Hall, Hall Drive, Acklam, Middlesbrough.

The redevelopment would result in new, purpose-built modern premises for the two Practices, designed to meet the needs of primary care provision into the 21st century.

The need to address the cramped and inadequate facilities of the Practices at Cambridge Road, Woodlands Road and Acklam Road is well recognised; the premises are outdated and impractical, have difficulties with capacity and have no room for expansion.

Current Position

The Cambridge Medical Group (Dr Herbert and Partners)

The Cambridge Medical Group, 10a Cambridge Road, has 4 GP Partners, 1 Salaried GP, 1 Registrar and a Practice List of approximately 7,500. The Practice Team includes four Practice Nurses.

The Practice is currently located over two floors at the front of Carter Bequest Primary Care Hospital and has undertaken some minor refurbishment work over the last five years, mainly to reception facilities. However the existing accommodation, built in 1920, is cramped, outdated and has no potential for any further expansion.

Woodlands Surgery (Dr Murphy and Partners)

The Woodlands Surgery, 6 Woodlands Road, has four GP Partners and a Practice List of approximately 8,300. The Practice Team includes six Practice Nurses.

The Practice is located on Woodlands Road and practices from a converted detached residential property built in approximately 1880. The existing accommodation, despite being extended in 1997, does not enable efficient working or meet access requirements, and has no potential for any further development.

The Practice population is essentially gathered from the west of

Middlesbrough and in particular the Acklam area which as necessitated the Practice to have a Branch Practice at 283 Acklam Road. The Practice has for many years been looking to develop new premises which would allow for the integration of the main Practice with the Branch Practice.

Summary

The current condition of each of the Practices is tired, restrictive of service development and not conducive to the delivery of modern primary care services. The Practices' accommodation has significantly less floor area than the recommended allowance under national guidance and there is poor access for the disabled.

Proposal

The proposal is for a joint development between The Cambridge Medical Group and the Woodlands and Acklam Road Surgeries, to design and build a new purpose built premises, with the option of integration with complementary services, on the site of Acklam Hall, Hall Drive, Acklam, in the west of Middlesbrough.

Although moving to a central location, the Practices will retain their separate identities serving their own patients as before.

It is intended that the move to new premises will increase and enhance facilities available to patients and staff, improve access for the disabled and allow the development and expansion of the Practices into the future.

The new building would improve access, choice and flexibility, and enable the Practices to deliver a wider range of services. The design includes provision for improved car parking facilities and secure cycle storage area.

It is anticipated that the construction programme could begin in early 2011 with completion expected in early Spring 2012. Whilst the construction work takes place the Practices will continue to provide services from their current locations. The development will not impact on the wider provision of services at Carter Bequest Primary Care Hospital.

The proposed redevelopment of The Cambridge Medical Group and the Woodlands and Acklam Road Surgeries was approved in principle by the Board of NHS Middlesbrough in June 2009 and is subject to:

- The presentation of a full Business Case to the Board of NHS Middlesbrough
- The demonstration of Value for Money (VFM) and quality through the office of the District Valuer (North)
- The outcomes of full Formal Consultation

It is anticipated that the full Business Case could be presented to the Board of NHS Middlesbrough following the period of Formal Consultation which is scheduled to take place from Monday 05 July to Sunday 03 October 2010.

Acklam Hall Ltd have been appointed by the Practices to lead the development on a design and build basis.

The proposed new Practices are being designed to comply with Disability Discrimination Act (DDA) guidance and are currently being assessed against BREEAM. BREEAM is the assessment methodology applied to determine the “environmentally friendliness” of new developments and the new building should achieve a minimum rating of very good.

Consultation

Consultation Plans have been drawn up and are appended to this Briefing. A formal thirteen week Consultation will take place from Monday 05 July to Sunday 03 October 2010.

The Cambridge Medical Group, the Woodlands and Acklam Road Surgeries and NHS Middlesbrough wish to raise awareness of the proposed development and its intended benefits, and to involve patients, carers, the local community and key stakeholders in the new building design and development.

Information regarding the development will be made available and the Consultation will provide an opportunity for people to ask questions or raise concerns. Views will be sought on key question areas as follows:

- What you think of the proposed new building?
- Do you have any suggestions for the new building?
- Do you have any concerns about the new building or relocation?

The Consultation will include the following groups:

- Health Overview and Scrutiny Committee
- Local Involvement Network
- Local stakeholder and residents’ groups
- Patients, Carers and Community
- Staff

Action for Overview and Scrutiny

Overview and Scrutiny are asked to consider the content of this briefing and highlight any additional issues that they feel may need addressing during the Consultation and how they wish to be involved.